



**MINUTES
Thursday, November 5, 2015
Regular Meeting – 7:00 P.M.**

Please refer to the Historical and Landmarks Commission Procedural Items guideline for information on all procedural matters.
An audio recording of this meeting is available in the Planning Office for review or purchase the Friday following the meeting.

ITEMS FOR COUNCIL ACTION

The following items from this Historical and Landmarks Commission agenda will be scheduled for Council review following the conclusion of hearings and recommendations by the Historical and Landmarks Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items: - **None**

1. CALL TO ORDER

The meeting was called to order at 7:07 p.m.

2. ROLL CALL

Commissioners Present: Brian Johns, Priya Cherukuru, Stephen Estes, Michael Hyams, Jeannie Mahan and J.L. "Spike" Standifer.

Staff Present: Yen Chen, Associate Planner, and Greg Qwan, Planning Intern.

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing. Commissioner Mahan reviewed this procedure.

4. DECLARATION OF COMMISSION PROCEDURES

Chair Mahan reviewed the Historical and Landmarks Commission procedures for those present.

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals – None
- B. Continuances – None
- C. Exceptions – Request by applicant to move Agenda Item 8.B. ahead of Agenda Item 8.A.

6. ORAL PETITIONS/ANNOUNCEMENTS AND COMMUNICATIONS

- None

7. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Historical and Landmarks Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular

agenda, please notify Planning staff, or request this action at the Historical and Landmarks Commission meeting when the Chair calls for these requests during the Consent Calendar review.

7.A. Approval of Historical and Landmarks Commission Minutes for the meeting of October 1, 2015.

Motion/Action: Motion was made by Estes, seconded by Hyams to approve the Minutes of October 1, 2015 (5-0-1-0, Johns abstained).

*******END OF CONSENT CALENDAR*******

8. PUBLIC MEETING ITEMS

8.A. File No.(s):	PLN2015-11383
Location:	1261 Benton Street, a 7,107 square foot parcel located on the north side of Benton Street approximately 140 feet east of Monroe Street, APN: 269-15-090; property is zoned Single Family Residential (R1-6L)
Applicant:	Philip Liang / Ohashi Design Studio
Owner:	Joana & Guy Hutchinson
Request:	Design Review of a new two story residence with an attached two car garage, and demolition of the existing single story residence and detached garage. The proposed living area is 3,515 square feet with a potential for six bedrooms. The proposal is located within the Old Quad and is within 100 feet of listed resources.
CEQA Determination:	Categorically Exempt per CEQA Section 15301(l)(1), Demolition of single-family residence, and CEQA section 15303(a), New Construction of single-family residence
Project Planner:	Yen Han Chen, Associate Planner
Staff Recommendation:	Recommend redesign

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet.

Discussion: Mr. Chen provided an overview of the project to the Commission. Representatives from Ohashi Design Studio introduced the project and answered questions from the Commission. The owners presented the reasons for the proposed design and noted design solutions that would limit privacy impacts to the neighbors. The owners noted design was to accommodate their growing family and commented on their desire to remain in the City. Mr. Chen conveyed Volunteer Architectural Advisor Craig Mineweaser's written correspondence regarding the proposal to the Commission.

Chair Johns opened up the item for public comment. Three members of the public spoke in favor of the project, based on the location, nearby architecture, and design of the residence. The public comment period was then closed.

Commission discussed scale and massing of the proposal and depth of lot. They noted opportunities to add-on to the existing house. The Commission noted concerns over the CEQA process for the project. They noted that when a qualified evaluator, through research, review of technical briefs and when there is demolition proposed that the CEQA exemption is not the proper process, that an initial study and EIR should be required.

Mr. Chen noted that if the Commission made findings on the eligibility of the property as a historical resource that is part of the CEQA process. If the property is deemed to be an eligible historical resource by the Commission, the proposed review would be forwarded to the City Council for consideration.

Motion/Action:
Motion was made by Estes, seconded by Cherukuru that the project is inconsistent with the General Plan designation with regards to Historic Preservation Policies (5-0-1-0, Hyams abstained).

Motion by Cherukuru, seconded by Estes that staff reviews the CEQA process with the City Attorney when a qualified evaluator on a submitted DPR determines a property is eligible historical resource and there is a potential for substantial adverse impact what would be the appropriate CEQA procedure (5-1-0-0, Hyams opposed).

Motion was made by Mahan, seconded by Cherukuru that the property is eligible for listing based on the Criteria for Local Significance (5-1-0-0, Hyams opposed).

8.B. File No.(s): **PLN2015-11298**
Location: 564 Jefferson Street, a 8,580 square foot parcel located on the west side of Jefferson Street approximately 100 feet south of Market Street, APN: 269-35-034; property is zoned Single Family Residential (R1-6L)
Applicant: Salvatore Caruso
Owner: Kurt and Kim Chrestenson
Request: **Design Review** of a detached residential accessory unit in the rear yard of existing single family residence with a Historic Preservation Agreement (Mills Act Contract). The applicant is seeking reasonable accommodation to increase the square footage from the allowable 640 square feet to 750 square feet. The accessory unit includes a kitchen, one bedroom, and 1.5 bathrooms. The proposal is located in the Old Quad.
CEQA Determination: Categorically Exempt per CEQA section 15303(a), New Construction of single-family residence
Project Planner: Gregory Qwan, Planning Intern II
Staff Recommendation: **Recommend approval, subject to conditions**

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet.

Discussion: Mr. Qwan provided an overview of the project to the Commission. Mr. Salvatore Caruso addressed the Commission and noted that his client is seeking reasonable accommodation to increase the allowable floor area of the accessory unit. Mr. Caruso responding to the Commissioner question on the Mills Act Contract noted the house is well maintained and the items required as part of the 10 Year Plan have been performed and up to date. Chair Johns opened up the item for public comment. No comments were received from the public during public comment period.

Motion/Action:

Motion was made by Estes, seconded by Cherukuru that the Commission recommends approval of the project, subject to the following conditions: (6-0-0-0)

1. The applicant shall provide all documentation necessary for the review of a reasonable accommodation request, including a physician's letter of justification.
2. The applicant shall secure all necessary approvals by the Zoning Administrator
3. Property inspection per the Preservation Agreement (Mills Act Contract) prior to the issuance of permits.

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- Commission photos to be taken for 2016 Calendar
- Election of Commission Officers
 - Motion Hyams, seconded by Estes for Commissioner Johns to continue as Chair until HLC vacancy is filled by Council (6-0-0-0).
 - Motion Hyams, seconded by Cherukuru for Commissioner Mahan to serve as Vice-Chair (6-0-0-0).
- Commission/ Board Liaison Assignments
 - Set for January meeting after new HLC vacancy is filled.

- 2016 HLC Meeting Schedule
 - No change to schedule.
 - Correspondence received for HLC
 - None
 - CLG Annual Report 2014-2015
 - Set for January 2016 review and approval
 - Update on Draft Preservation Ordinance (verbal update)
 - Mr. Chen noted that staff has obtained State Office of Historic Preservation comments on the Draft Ordinance.
 - Monthly Report on HT properties: Residential reversions (verbal update)
 - None
- ii. Report of the Liaison from the Planning and Inspection Department**
- City Council and Planning Commission Actions (verbal update)
- iii. Commission/ Board Liaison and Committee Reports**
- The Commission by consensus added Johns as alternate to the Historic Preservation Society of Santa Clara, and added Hyams as alternate to the Agnews Historic Cemetery Museum Committee.
 - Santa Clara Arts and Historic Consortium (Standifer/Cherukuru as alternate)
[Fourth Monday of each month at 7:15 p.m. - Headen-Inman House]
 - Historic Preservation Society of Santa Clara (Mahan/Johns as alternate)
[Second Friday of each month at 10:00 a.m. - Harris Lass Preserve]
 - Old Quad Residents Association (Hyams/Mahan as alternate)
 - Architectural Committee (Mahan / Johns as alternate)
 - Agnews Historic Cemetery Museum Committee (Standifer/Hyams as alternate)
 - BART/ High Speed Rail/ VTA BRT Committee (Johns/Cherukuru as alternate)
 - Zoning Ordinance Update (Johns/Hyams Alternate)
 - Review of Mills Act Contracts Ad-hoc Committee (Johns, Hyams and Estes)
 - Review of Publications, CAMP and Technical Briefs Ad-hoc Committee (Cherukuru, Mahan/~~Johns~~, ~~Hyams~~ and Estes)
 - Motion was made by Hyams, seconded by Estes to replace Cherukuru and Mahan as members of the Ad-hoc Committee.
- iv. Commission Activities**
- Commissioner Travel and Training Reports
 - Motion was made by Estes, seconded by Mahan to approve request by Commissioner Johns to attend the upcoming California Preservation Conference (6-0-0-0).
- v. Upcoming Agenda Items**
- Mission Town Center Project – December
 - Review of 2016 Work Program - December
 - CLG Annual Report 2014-2015 Due January, 15, 2016 - January
 - Application Fees and Projects not requiring HLC Review- January
- The Commission added the following upcoming items:
- Election of Commission Officers – January
 - Commission/ Board Liaison Assignments - January

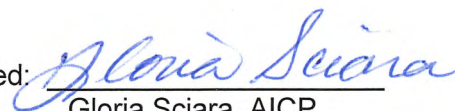
ADJOURNMENT

The meeting was adjourned at 10:25 p.m. The next regular Historical and Landmarks Commission meeting will be held on Thursday, December 3, 2015 at 7:00 p.m. in the City Council Chambers.

Prepared by:


Yen Han Chen
Associate Planner

Approved:


Gloria Sciara, AICP
Development Review Officer

I:\PLANNING\2015\HLC 2015\11.05.2015\HLC Minutes 11.05.15.doc